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119 South Cedar Street  
Pecos, TX 79772  
**Regular Board Meeting**  
(Agenda.PEDC.20240520)

**Date: Monday – May 20, 2024 Time: 5:30 P.M. Location: PEDC Board Room**  
This meeting is posted pursuant to the Texas Open Meetings Act, 551.001.ET.SEQ

**CALL TO ORDER**

Invocation	Ron Garcia	Secretary/Treasurer
Pledge of Allegiance	Jake McKinney	Director
Public Comments	David Dominguez	President
Declaration of a Quorum	David Dominguez	President

1. Approve Minutes:
  - a) Regular Meeting April 15, 2024
  - b) Special Meeting April 22, 2024
2. Discuss/Consider:
  - a) April 2024 Financial Statements and Reports – Monthly Report
  - b) Ratification of transfer of funds – WTNB to TexPool
3. Review/Update – Directors Report
  - a) Texas Lantana – PRTC reimbursement report; receipt of outstanding payments due
  - b) Monthly Sales Tax report
  - c) Reeves County Funds
  - d) Surface Agreement (Damages) – VTX Energy Operating LLC (\$120,000.00)
4. Discuss/Consider:
  - a) 1<sup>st</sup> Keystone’s (Jeff Price) – Request for Commercial Incentive – No Action
  - b) Letter of Engagement – Bobby Maldonado (Legal Representation – Housing Project)
  - c) Ratification – Extension of 1.67 acres purchased from United States Government
  - d) Local Grants
    - i) Man Cave
    - ii) Liberty Cooling and Heating
  - e) Appoint Executive Director and/or PEDC Board of Director to serve on Housing Project Committee
  - f) RFP – Grant Writer
  - g) RFP – Clean up of 4.94 acre tract west of Texan
5. **Executive Session** – Closed Session as authorized by the Texas Open Meetings Act, 551.101 for the purpose of:
  - a) Texas Government Code – 551.072 Deliberation regarding Real Property
    - i) Offer to bid on residential land inside the city limits
    - ii) 140(+/-) acre tract – Retail Project
    - iii) 15(+/-) acre tract – Quality of Life Project
    - iv) 25(+/-) acre tract – Phase II inside the city limits
    - v) Possible Sale of Land – aka Methodist Church Property

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8:28 AM  
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- b) Texas Government Code – 551.087 Economic Development
  - i) Development outside of the city limits, but within Reeves County, Tx
  - ii) Development inside of the city limits, 7.82(+/-) acre tract
- c) Texas Government Code – 551.071 Deliberation with Attorney, if applicable
- d) Texas Government Code – 551.074 Evaluation of Executive Director

6. **Open Session** as pursuant to Texas Government Code 551.102 and take action, if any, on matters deliberated in Executive Session.

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  - i) Development outside of the city limits, but within Reeves County, Tx
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7. Items for next meeting June 17, 2024

8. Adjourn

The Board may vote and/or act upon each of the items listed on this agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. The Board may act in open session on any items listed for the executive session.

Board meetings are open to all persons. Individuals with disabilities who require special assistance should contact the PEDC office at 445-9960 during normal business hours at least twenty-four (24) hours in advance of the meeting.

Posted: Friday, May 17, 2024, by 5:00 PM

  
Jimmy Dutchover, Executive Director



